Karen Johnson Davidson County
Batch# 1076546 DEEDWARR
11/29/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $881.43
20231129-0092238

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W-BR-23-3415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deycy Johana Hernandez Velasquez	**NEW OWNER**	
(NAME)	(NAME)	**104-06-0A-051.00CO AND 104-06-0A-135.00CO**
3415 West End Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAYE N. IVIE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEYCY JOHANA HERNANDEZ VELASQUEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 603-D and Unit No. 603-E, of Continental Condominium, of record in Plat Book 5200 pages 399 thru 401, inclusive, as amended, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description, together with the appurtenant interest in the common elements of Continental Condominium, a Horizontal Property Regime established by Master Deed of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549, Book 7461, Page 217, Book 7475, Page 137, Instrument No. 20051024-0128399, said Register's office.

Being the same property conveyed to Faye N. Ivie, unmarried by Deed from Ross I. Evans, Jr., Trustee dated April 12, 1984 and recorded in Book 6270, Page 543, and Instrument of Correction by Ross I. Evans in Book 6534, Page 258, Register's Office of Davidson County, Tennessee. (As to Unit 603-D). (M&P 104-06-0A-051.00CO)

Being the same property conveyed to Faye N. Ivie, by Warranty Deed from Francis W. Burke, dated July 28, 2001 and recorded August 7, 2001 in Instrument No. 20010807-0084706, Register's Office of Davidson County, Tennessee. (As to Unit 603-E). (M&P104-06-0A-135.00CO)

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 399 through 401, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
- Charter of Continental Condominiums Homeowner's Association, Inc. of record in Book 5864, Page 834 and Book 7461, page 217, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Memorandum Agreement of record in Instrument Number 20010514-00049446, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Ave Units D-603 and E-603, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2023.

Faye N. Ivie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYE N. IVIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/28/23 (date of document).

Affiant Signature

Date 11/29/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025